

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD AGENDA

May 17, 2017

12:30 p.m.

MEMBERS PRESENT: Mr. Robert Todd, Manitou Springs
Mr. Edward Pine, Building A, B or C Contractor
Mr. Tom McDonald, Building A or B Contractor
Mr. Darin Tiffany, Engineer
Mr. Vince Colarelli, Citizen-at-Large
Mr. Jim Nakai, Architect
Mr. Dennis Murphy, Monument
Mr. Richard Applegate, Fountain
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: Mr. David Wilson, Palmer Lake

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Ms. Jina Koulchitzka, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Ms. Mindy Stuemke, Front Counter Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Robert Todd called the meeting to order at 12:31 p.m.

1. CONSIDERATION OF THE APRIL 19, 2017 MINUTES

A motion was made by Vince Colarelli to **APPROVE** the April 19, 2017 Advisory Board Minutes as written, seconded by Edward Pine; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Roger Lovell presented the financial statement for the month of April 2017. He said the current operating balance is \$9,766,147, with a budget of \$13,507,129. He said the cash balance is 72.3 as a percent of budget. Mr. Lovell said the current month revenue was \$1,453,118, and the year-to-date revenue was \$5,682,561. He said the expenditures were \$1,161,941, which resulted in a gain of \$291,176, for the month of April; and expenditures year-to-date were \$4,916,768, which resulted in a gain of \$765,792 for the year. Mr. Lovell said the Special Account Revenues for the month of April were \$27,019; and \$94,134 year-to-date. He stated RBD did implement a 20 percent discount for valuation based permits, which amounted to \$115,295.00 for the month of April. He

stated RBD also implemented a Licensing Renewal Program on January 1, 2017, for contractors that have been licensed with RBD for at least 3 years and do not have any “A” Status Permits which have not been closed; RBD has spent \$78,750 on this program.

b) Building Report

Mindy Stuemke presented the Building Report for the month of April 2017. She said there were 328 single-family houses permitted in April, which is a decrease of 7.61 percent over this same time last year; and 26 commercial building permits, which is 18.75 percent less than the previous year. She said the total valuation of permits issued in April was \$211,643,062, which is 14.19 percent less than this same time last year; and the total valuation of permits issued to date in 2017 is \$862,881,325, which is an increase of 11.36 percent over this same time last year. Ms. Stuemke said there were no permits in April with a valuation over \$3 million. She said the Front Counter is averaging 475 to 575 phone calls per day; and the Licensing Department is averaging 70 phone calls per day. She said the staff at the Front Counter is averaging 120 people per day; and the Licensing Department is averaging 30 people per day. Ms. Stuemke said there have been 206 single family home permits to date in May.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of April 2017. He said there were 344 single family plans, which is a decrease of 14 percent compared to April 2016; 44 new commercial plans, which is an increase of 10 percent; and a total of 789 plans, which is an increase of 2 percent compared to April 2016. He stated there were 99 Commercial Plans submitted electronically in April 2017, or 120 percent increase compared to April 2016; 88 Residential Plans submitted electronically, which is an increase of 29 percent; and 184 Site Plans submitted electronically, or 10 percent more than April 2016, for a total of 371 E-Plans in April 2017, a 32 percent increase from April 2016. Year to date, approximately 43 percent of all plans submitted have been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 743 Solo Reviews in April, and 2,028 Walk-through reviews, for a total of 2,771 logged reviews for April 2017, and 11,355 total reviews year-to-date, which is an increase of 6 percent from the previous year.

d) Inspection Report

John Welton presented the Inspection Report for the month of April 2017. He said the inspectors in all departments did a total of 22,410 inspections in April, with a total of 50 inspectors. He said each inspector averaged 22.5 inspections per day, and the average time per inspection was 16.0 minutes. He stated three inspectors have been hired by RBD since last month, for a total of 50 inspectors. He stated RBD is averaging 1,120 inspections per day.

3. UNFINISHED BUSINESS

- a) Request for Approval to Enter into a Contract for the Sale of Property at 101 West Costilla Street and 435 Sahwatch Street

Roger Lovell gave a short summary of the history of 101 West Costilla Street and 435 Sahwatch Street, and stated RBD would like approval from the Advisory Board to enter into a contract for the sale of both properties to Norwood Development for the appraised value of \$2,307,000 for 101 West Costilla Street, and \$958,000 for 435 Sahwatch Street, for a total of \$3,265,000 for both properties. A motion was made by Tom McDonald to recommend to the Building Commission **APPROVAL** of the sale of 101 West Costilla Street and 435 Sahwatch Street to Norwood Development, and to allow the discretion of the Regional Building Department to negotiate the terms of the contract, seconded by Edward Pine; the motion carried unanimously.

Jina Koulchitzka stated RBD is considering two options with regard to the proceeds from the sale of these properties, i.e. to set up RBD's own 501(c)(3), which will be a fully supported organization for RBD, of which RBD will be the sole member; and the other alternative is possibly a donor advised fund, for the good of the community. She stated one is an entity and the other is a fund; RBD would also like to preserve a portion of the funds for use to lease or buy real estate in the future. Roger Lovell stated RBD's intent is to set up a committee to administer disbursements of the proceeds for the good of the community throughout all seven of RBD's jurisdictions.

- b) Code Change Update

Roger Lovell gave a presentation on navigating through RBD's website regarding the proposed Code changes, as well as a brief overview of the proposed Code changes. He stated the Code changes must be approved by the City, County and all jurisdictions within RBD, which is a lengthy process. He stated RBD staff can make changes to the State Codes as long as the changes are more restrictive. Mr. Lovell stated once all of the Codes have been reviewed, there will be a 60 to 90 day public comment period.

Robert Todd asked if RBD would consider having a public forum regarding the proposed Code changes. Mr. Lovell stated that is the purpose of the public comment process. He stated RBD's function is to oversee public safety in the construction industry. He stated the Energy Code could potentially be the biggest source of frustration. Mr. Lovell stated the Code regarding wind speed is currently a topic of discussion, i.e. there is a table in the IBC, as well as the IRC, that converts the new ultimate wind speed to a nominal wind speed; so the proposed 130 mph ultimate wind speed translates into a 101 mph nominal wind speed, or an increase of 1 mph over the current wind speed.

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4. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 1:31 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg